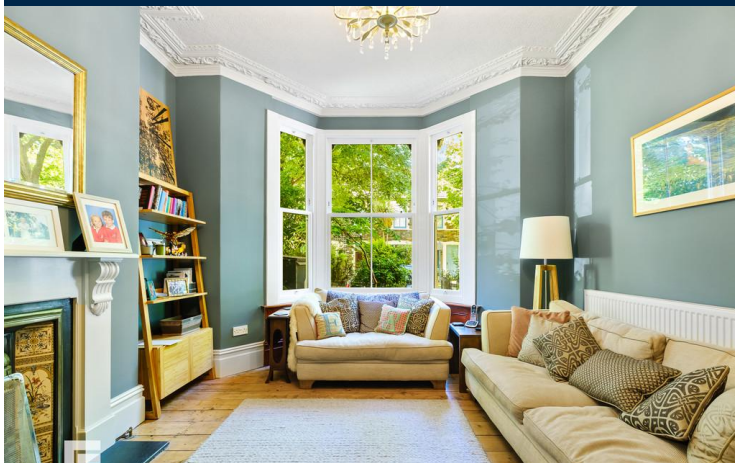




SEVERN GROVE
PONTCANNA
CARDIFF CF11 9EQ

ASKING PRICE OF
£750,000



MID TERRACED HOUSE



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INCREDIBLE OPPORTUNITY TO ACQUIRE A RARELY AVAILABLE PROPERTY IN THE HEART OF PONTCANNA MGY are delighted to bring to market this beautifully presented, extended, five-bedroom, mid-terraced property situated on the much-favoured Severn Grove in the heart of Pontcanna. The accommodation has been modernised yet still retains some beautiful original features and is split over three floors and briefly comprises entrance hallway, lounge, sitting room, dining room, kitchen/breakfast room, utility room, downstairs wet room, five bedrooms, family bathroom and additional WC. The property further benefits from a good-sized rear garden, has a basement, and has gas central heating and double glazing throughout. *Viewing highly recommended*

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 2,133 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from private front garden. Tiled flooring. Original coving to ceiling. Dado rail. Pendant light fittings. Radiator. Doors to lounge, sitting room and dining room. Stairs rising to first floor.

LOUNGE

13' 10" x 13' 8" (4.22m x 4.18m)

Exposed floorboards. Original coving. Gas fireplace. Traditional double glazed bay window to front aspect. Pendant light fitting with ceiling rose. Power points. TV and telephone point. Radiator.

SITTING ROOM

11' 10" x 10' 9" (3.62m x 3.30m)

Exposed floorboards. Coving. Radiator. Power points. Pendant light fitting. Double glazed uPVC door leading to rear garden.

DINING ROOM

18' 8" x 10' 8" (5.69m x 3.27m)

Parquet flooring. Double glazed uPVC sliding doors leading to side and additional double glazed uPVC window to side aspect. Spotlights. Power points. Log burner. Radiator. Doors to basement and kitchen.

KITCHEN/BREAKFAST ROOM

19' 3" x 10' 8" (5.89m x 3.27m)

Continuation of parquet flooring. Double glazed uPVC window to side aspect. Spotlights. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating 1.5 stainless steel sink and drainer with hot and cold tap over. Integrated appliances such as dishwasher, and fridge/freezer. Tiled splashback. Breakfast bar with storage beneath and space for stool seating. Fitted shelving. Double glazed uPVC bi-folding doors leading to rear garden. Sky lantern. Door to utility room.

UTILITY ROOM

10' 3" x 4' 10" (3.13m x 1.48m)

Continuation of parquet flooring. Wall and base units with worktops over incorporating stainless steel sink and drainer with hot and cold tap over. Tiled splashback. Space and plumbing for washing machine and tumble dryer. Radiator. Spotlights. Power points. Double glazed uPVC window. Door to wet room.

WET ROOM

4' 10" x 4' 5" (1.48m x 1.35m)

Tiled flooring with underfloor heating. Tiled walls. Mains powered shower with shower head attachment. WC. Wall mounted wash hand basin with mixer tap over. Chrome heated towel rail. Spotlights. Extractor fan. Obscure double glazed uPVC window to rear aspect.

FIRST FLOOR

Carpet runner to stairs. Split level landing. Spotlights. Doors to four bedrooms and family bathroom. Radiator. Dado rail.



SEVERN GROVE, PONTCANNA, CARDIFF CF11 9EQ

MASTER BEDROOM

17' 0" x 13' 10" (5.19m x 4.22m)
Carpet to floor. Double glazed traditional bay window to front aspect with additional window alongside. Fitted wardrobes and shelving. Radiator. Pendant light fitting. Power points.

BEDROOM TWO

11' 10" x 11' 3" (3.62m x 3.44m)
Carpet to floor. Radiator. Pendant light fitting. Double glazed uPVC window to rear aspect. Power points.

BEDROOM FIVE

7' 5" x 6' 11" (2.27m x 2.12m)
Carpet to floor. Power points. Pendant light fitting. Radiator. Double glazed uPVC window to side aspect.

BEDROOM FOUR

10' 8" x 10' 2" (3.27m x 3.11m)
Carpet to floor. Double glazed uPVC window to rear aspect. Power points. Radiator. Pendant light fitting.

BATHROOM

11' 8" x 7' 5" (3.57m x 2.27m)
Tiled flooring with underfloor heating. Partially tiled walls. Free standing oval bath with hot and cold tap over. Pedestal wash hand basin with mixer tap over. WC. Walk in double shower cubicle with mains powered drench shower over. Spotlights. Double glazed uPVC obscure window to side aspect. Extractor fan.

SECOND FLOOR

Carpet to floor. Doors to WC and bedroom three. Laminate flooring to landing. Spotlights. Radiator. Fitted storage cupboard.

BEDROOM THREE

17' 4" x 16' 1" (5.30m x 4.91m)
Continuation of laminate flooring. Spotlights. Two double glazed uPVC windows to rear aspect with additional Velux window. Radiator. Power points. Storage to eaves.

WC

6' 9" x 5' 8" (2.06m x 1.75m)
Continuation of laminate flooring. Velux window. Spotlights. WC. Vanity wash hand basin with mixer tap over and storage beneath. Radiator.

OUTSIDE

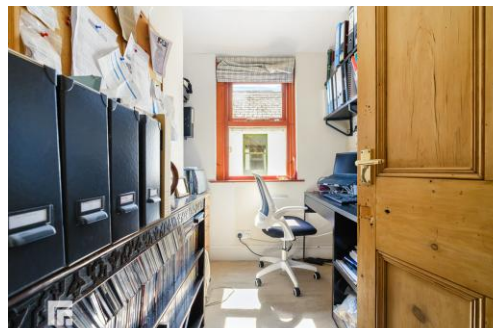
Front - Shingled area. Wall and railing border. Wrought iron gate leading to pathway. Pathway to front door.
Rear - Laid to patio. Lawn area. Wall and fence border.
Outside tap.

TENURE

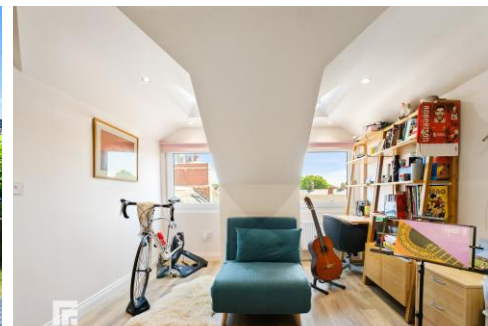
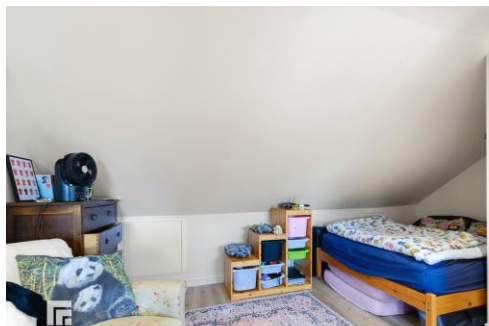
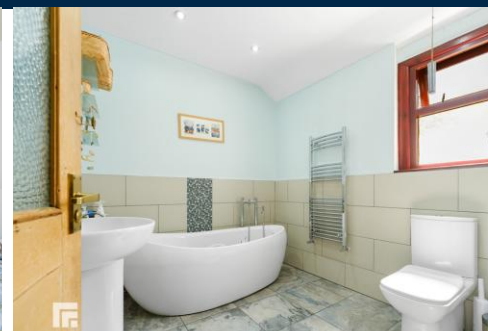
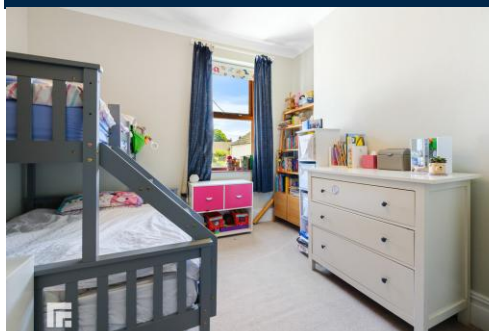
MGY have been advised that the property is FREEHOLD.



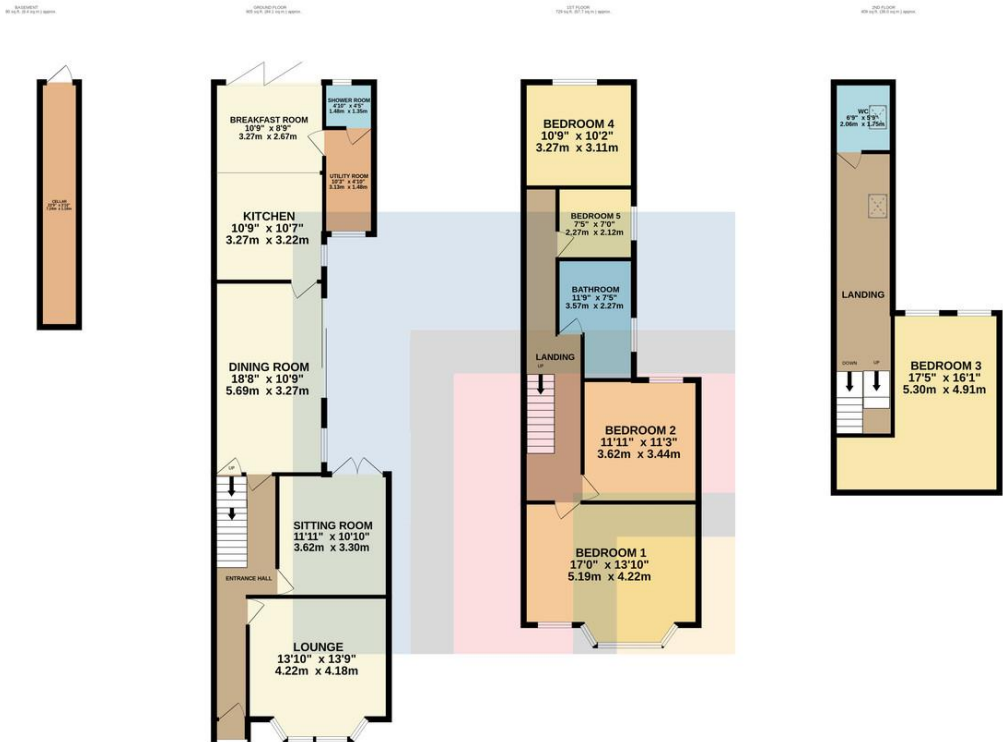
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TOTAL FLOOR AREA: 2133 sq.ft. (198.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PONTCANNA 02920 397152

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